THE RUSSELL-BINSCARTH PLANNING DISTRICT

DEVELOPMENT PLAN

BY-LAW NO. 4

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APPROVED BY O.I.C. No.119/88

EFECTIVE DATE FEBRUARY 3, 1988

Prepared by

The Municipal Planning Branch
Dauphin, Manitoba

March, 1987

BY-LAW NO. 4

THE RUSSELL-BINSCARTH PLANNING DISTRICT

PROVINCE OF MANITOBA

BEING A BY-LAW of The Russell-Binscarth Planning District to adopt a Development Plan.

WHEREAS Section 26(4) of The Planning Act provides authority for preparation of a development plan.

AND WHEREAS Section 30 (1) of said Planning Act provides authority for adoption of a development plan by-law.

NOW THEREFORE The Russell-Binscarth Planning District Board in meeting assembled enacts as follows:

1. THAT The Russell-Binscarth Planning District Development Plan attached hereto and marked Schedule "A" is hereby adopted.

DONE AND PASSED IN COUNCIL duly assembled this 3rd day of March 1987.

Chairman

Secretary-Treasurer

READ A FIRST TIME this 3rd day of March A.D. 1987.

READ A SECOND TIME this 4th day of June A.D. 1987.

READ A THIRD TIME this 2nd day of November A.D. 1987.

I, G. W. Brad, Secretary-Treasurer of The Russell-Binscarth Planning District, do hereby certify the above to be a true and correct copy of By-law No. 4.

Secretary-Treasurer

THE RUSSELL-BINSCARTH PLANNING DISTRICT

DEVELOPMENT PLAN

Being Schedule "A" to The Russell-Binscarth Planning District By-law No. 4

And affecting the area described below:

"The area as described in Order-in-Council No. 318 On Matters of State, under The Planning Act, being Chapter P80 in the Continuing Consolidation of the Statutes of Manitoba and includes all of the Rural Municipality of Russell, the Town of Russell and the Village of Binscarth."

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1

INTRODUCTION

I. INTRODUCTION

A development plan is a statement of a community's/district's goals, objectives and policies for the future development and/or redevelopment of the area. It is formulated by a local board/council, planners and by public participation in an effort to account for major community concerns and resolutions through programs and policies.

The process of developing a plan allows an area to take stock of conditions around them in order to organize their particular objectives. It also attempts to provide a basis on which decisions can be made thereby avoiding inconsistencies in development decisions.

It should be emphasized that, while a development plan provides the opportunity for identification of issues and problems within the area, there is always room for adjustments to policies that require change due to new conditions and changing circumstances. Due to ongoing changes, circumstances under which a development plan were made may shift thereby challenging the relevancy of the plan. The board/council must be able to adjust a plan as needed, since ongoing review of the plan is the process whereby flexibility can be retained.

1. Purposes of a Development Plan

The Planning Act is the legislation governing land use and land control in Manitoba. Section 27 (1) defines the purposes of a development plan:

a) to serve as a framework whereby the district or the municipality and the community as a whole may be guided in formu-

lating development policies and decisions;

b) to identify the factors relevant to the use and development of land;

c) to identify the critical problems and opportunities concerning the development of land and the social, environmental and economical effects thereof;

d) to set forth the desired timing, patterns and characteristics of future development of land and to determine the probable social, environmental and economic consequences thereof;

e) to establish and specify the programs and actions necessary for the implementation of the development plan;

f) to outline the methods whereby the best use and development of land and other resources in adjacent municipalities, districts, or affected areas immediately abutting thereto, may be co-ordinated;

g) to identify those matters of government concerns which affect use and development of land and other resources within the district or the municipality.

2. Goals of the Development Plan

As elected leaders, the council of a municipality or the board of a planning district have the job of identifying goals and policies in their area as they relate to land and its uses. Basically, every community/district that determines to plan and thereby produce a development plan wants to better their area (physically, environmentally, socially and economically) by using available resources. By

guiding development with rationality and good judgement, the plan becomes one of the means to that end.

The goals of any area must be broad and as all-inclusive as possible in order to accurately reflect a community's position. These goals then take on a more specific meaning when translated into concrete objectives. Also, as broader goals are interpreted into narrower objectives, community aspirations start to become realities through the implementation of policies and programs.

With this in mind, it can be said that the main goals of the Russell-Binscarth Planning District are as follows:

1) to achieve the maximum physical, cultural, social, economic and environmental well being for the citizens of the Russell-Binscarth Planning District area;
2) to ensure a high standard of land use planning through orderly development practices;
3) to develop a land use plan which will guide development into the most apprpriate areas;
4) to provide for future land requirements;
5) to support the development of the district's mineral resources.

The Russell-Binscarth Planning District wishes to better their district area in many ways. One way of doing this is to prepare and adopt a development plan. This plan has been formulated by taking into consideration the needs of the people of the Russell-Binscarth area and thereby attempts to reflect circumstances which are unique to that area.

3. Local Situations

The Town of Russell, the Rural Municipality of Russell and the Village of Binscarth had tried on a few occasions over the years to form a planning district. There were some land use issues in the area which required attention and the proposed development of potash resources within the rural area provided the impetus for the three communities to repeatedly try to form a planning district. For one reason or another, negotiations always broke down and the district was never formed. However, in 1983, more favourable circumstances seemed to exist and the three communities applied to the Minister of Municipal Affairs to form a planning district. After a positive response from the Municipal Board, the district was formed in April 1985.

The first step in the planning process is the collection of background information. Input from government departments was collected and a consultant hired to compile data on the communities in the planning district. In addition, an engineer was engaged to look at engineering infrastructure in both urban areas and possible future expansion areas. These reports have been published together as one report entitled "The Russell-Binscarth Planning District Background Study".

The policies in this development plan have been developed on information from and problem areas identified in this background study. This study was the foundation upon which the development process rests. The next step in the process will be the formulation of a zoning by-law for each participating municipality. The zoning by-law is one of

the tools used to implement the development plan. Together, the three documents (background study, development plan, zoning by-law(s)) will provide the planning district with a comprehensive, continuous rationalization of future development.

The Russell-Binscarth Planning District Board has received a great deal of information concerning land use, resources, transportation and aggregate resources. Through the careful consideration of that information and the incorporation of ideas and policies relevant to the municipalities involved, it is hoped that this development plan meets the overall objectives of the planning district. Those objectives include a development rationale which is fair and reasonable, protection of natural resources and the support of agriculture.

II

PROPOSALS FOR LAND USE DESIGNATIONS

II. PROPOSALS FOR LAND USE DESIGNATIONS

There are three separate municipalities within the Russell-Binscarth Planning District, all of which will be dealt with separately within this section. Since the Town of Russell and the Village of Binscarth are both urban areas (although on a different scale), they experience somewhat similar pressures and problems and their development policies will reflect this. The Rural Municipality of Russell, being a rural area, needs to address other interests than the urban areas and the rural policies will reflect this. However, even though each will be dealt with separately, the over-riding theme of this development plan is to construct policies which are directed at co-ordinating development throughout the whole district so that the policies of one member complement those of the remaining members. The end result should be a cohesive pattern of development engulfing the three member municipalities. The written policies contained herein are only a portion of this development plan. In addition, the maps attached should be consulted while applying the policies.

1. Town of Russell

The following sections contain policies which are meant to guide development decisions which the Board must make:

1) Residential

a) Objectives

i) To ensure that adequate residential land is available for the community's needs;

ii) To provide for expansion of residential growth areas contiguous to existing areas;

iii) To ensure that growth occurs in such a way as to provide for adequate and economical servicing;

iv) To provide for a wide variety of housing types.

b) Policies

i) Wherever possible, the infill of existing residential areas and those areas already serviced shall be encouraged;

ii) Provision shall be made for a wide variety of housing types depending on the community's needs. To assist the Board in determining locations for different housing types, the following guidelines may be considered:

- High and medium density units would be those which have a density of between 10 - 35 units per gross acre and are more commonly known as apartment buildings, town houses, duplexes, etc. Units of this nature should be located on the periphery of single family dwelling areas or at the end of blocks and buffered where conflict is evident. Generally speaking, developments of a higher density should be located close to community facilities, on the edges of the central business area, the periphery of low density residential area or at the end of blocks, have access to a major street and be well buffered from surrounding areas.
- Low density developments are those which have a density of below 10 units per gross acre. These are

conventional single family dwelling developments, each on its own lot. This type of housing is the principal form of housing in Russell and efforts to maintain the character of those areas should be made.

- Specific Purpose Housing Projects are public housing, low income housing, senior citizen housing and similar type developments. Generally, these types of developments are medium to high density and are dealt with as they are proposed. For this reason, no specific area is designated for them but they should be designed to fit in with the surrounding area. In determining location, the Board should be guided by the criteria from the high to medium density units section and try to ensure that there is not a concentration of these units in any one particular area of residential development.
- Mobile Home Areas are generally treated in a similar fashion as single family dwellings but are found on smaller lots. There are usually two different types of mobile home areas -- mobile home parks and mobile home subdivisions. Parks are areas which lease or rent sites while subdivisions sell each individual lot. It should be ensured that in both cases adequate servicing and facilities are provided. Siting of mobile home areas will be examined as each proposal arises.

iii) Home occupations will be permitted on a limited basis. Since it is recognized that the appropriate place to carry on business activities is a commercial area, home occupations will only be allowed on a limited basis. They will generally be limited to businesses that are carried on entirely within a residence, are run by one person who is a permanent resident of the dwelling and has no employees, which carry no stock in trade, nor require additional parking to that required for the dwelling. The presence of the business shall not generate undue congestion and traffic in the neighbourhood. In addition, the size and number of signs will be limited;

iv) Areas of new residential development will be limited to those areas delineated on the accompanying map. To avoid random development, new residential subdivisions should conform to those areas which have been targetted as the most economic to service. This information can be found in the engineering report done by A.J. Poetker Associates which accompanies the Russell-Binscarth Planning District Background Study;

v) Before subdivision of land for a large residential development is permitted, a concept plan of the area should be submitted to the Board by the developer;

vi) The area which presently houses the agricultural grounds and lies between Memorial Avenue and Bonny Avenue is being targetted partially for future residential devel-

opment, as the need arises, and partially for parks and recreational purposes. However, it shall be designated for recreational use within this development plan and redesignated at a later more appropriate time;

vii) Land which is presently undeveloped and which is designated for future residential use shall not be subdivided into small parcels or developed for uses which may later conflict with residential development. The interim development of these areas shall be regulated in order to facilitate an economic conversion to urban areas.

2) Commercial

There are two types of commercial development within the town - central business area and highway commercial area. Policies for both will be proposed.

a) Objectives

i) To strengthen the central business area and reinforce its viability;

ii) To provide a location for highway commercial development.

b) Policies

i) The central business area as outlined on the accompanying map shall be the most intensive commercial and business area within the town. New retail ventures should be encouraged to locate within this area;

ii) The central business area shall make provisions for a

variety of uses which should be of a compatible type and which should reinforce the policy of intensifying the central business area;

iii) High and medium density multiple family dwellings shall be permitted in the central business area, preferrably on the periphery;

iv) Since the establishment of a shopping centre may have a detrimental effect on the central business area, one shall not be permitted without an impact study being done by the developer. Since the Board has committed itself to a strong central business area, the impact study should clearly delineate the effect of a shopping centre on the central business area;

v) Highway commercial uses shall locate only within those areas delineated on the accompanying map. For purposes of this study, a highway commercial use is one which caters to the travelling public -- eg. service stations, motels, etc., and uses which require large sites and/or highway access. They should be of such a nature that downtown location is inviable;

vi) Highway commercial uses should not rely on direct access to the highway but should endeavour to use existing municipal service roads. Development of internal road systems should be encouraged;

vii) Highway commercial areas can have a strong visual impact on incoming travellers and convey an image of a

community. In order to maintain a visually acceptable highway commercial area, the Board shall regulate signage, parking requirements, storage facilities, landscaping and other aspects which could prove to have an impact on the highway commercial area.

3) Industrial

a) Objectives

i) To provide land for industrial use while ensuring that those uses are not in conflict with surrounding uses;

ii) To ensure servicing needs can be easily met.

b) Policies

i) Due to the limited capacity of the town's sewer system in the industrially designated areas, industries will be limited to those requiring large site areas and limited servicing;

ii) Each new or expanded industry should be evaluated to ensure that servicing requirements can be met and to measure for unacceptable levels of emissions of odour, dust, smoke, noise, etc.;

iii) Residential dwellings shall not be permitted in an industrial area;

iv) Until such time as it is needed, any land designated for industrial purposes but used agriculturally shall remain as such.

4) Parks, Recreation & Open Space

a) Objectives

i) To provide adequate land in appropriate locations to meet the Town's needs;

ii) To ensure that parks, recreation and open spaces are developed in such a way that the Town is enhanced.

b) Policies

i) Wherever possible, land should be acquired through the subdivision process for park, recreation and open space use according to the provision of The Planning Act;

ii) Parks and recreational uses should be evenly distributed throughout the community to ensure easy access by all residents regardless of their residential location;

iii) Major recreational facilities are presently scattered throughout the town. Future development of major facilities may occur in a central area so that these facilities eventually are located on the same site based on the availability of land;

iv) The large vacant piece of land presently used for Agricultural Society activities shall be reserved for a mixture of parks and recreational and residential uses. It shall remain in a parks and recreational designation now but may be redesignated in the future;

v) The evaluation of any site being considered for the development of a major recreational facility should

review location, access, expandability and parking requirements;

vi) Areas which could visually enhance the area, which could provide a buffer between incompatible uses or are not suitable for development should be retained as open space areas.

5) Agriculture Urban Reserve Area

a) Objective

i) To regulate lands within this designation for availability for urban usage at a later time.

b) Policies

i) Existing agricultural uses shall be maintained but livestock concentrations shall not be allowed;

ii) Since the future status of land within this designation has not been clearly determined, any major development should be preceded by a site plan and/or feasibility study which investigates soil capability, access, effect on the Town's infrastructure and other pertinent information;

iii) Residential uses shall not be allowed in these areas;

iv) Development which would impede the flow of traffic along the highway shall not be allowed. Access points for new developments shall be closely scrutinized and restricted.

6) Institutional

a) Objectives

i) To guide the development of institutional uses so that their placement maximizes the neighbourhood they are in and the community in general;

ii) To ensure availablity of appropriate locations.

b) Policies

i) There are no particular institutional designations in this development plan but these policies shall guide the development of institutional uses. Institutional uses are those which provide a public or semi-public service and can operate on a non-profit basis. They can be large uses e.g. medical, educational or cultural or smaller uses such as day care centres or a community hall;

ii) Institutional uses which serve the Town and the region should be encouraged to locate close to or within the central business district. It must be ensured that appropriate space is available for adequate parking;

iii) Development of a major institutional use should be accompanied by an impact assessment study prepared by the party intending to develop the use;

iv) Neighbourhood oriented institutional facilities such as schools, churches, etc. shall be encouraged to minimize any adverse impacts on the surrounding uses;

v) Institutional uses shall be zoned to conform with the area in which they are located.

2. Village of Binscarth

Binscarth is a smaller urban centre than the Town of Russell and is primarily a residential community with commercial uses which serve basically local residents. There are some services located in Binscarth which serve the region but most serve the village and the area in proximity to the village. This situation leads to a development philosophy which provides for a large residential area, some park and recreational use and limited commercial/industrial areas.

The following policies are meant to address this development philosophy:

1) Residential

a) Objectives

i) To provide for the residential needs of the community;

ii) To provide for a wide variety of housing types.

b) Policies

i) Priority for residential development should be given to infill lots and those areas which are already serviced;

ii) Provision shall be made for a wide variety of housing types depending on the community's needs. In determining a location for various types of dwellings, the Board should consider the following points:

- Dwellings which are to be used as multiple-family dwellings should be located on the edges of single family dwellings areas or at the end of blocks and

buffered by distance and/or landscaping. They should have access to a major street and have adequate facilities for parking.

- Mobile homes shall be required to locate in an area zoned for such in the zoning by-law. They shall no longer be intermixed with conventional single family dwellings.
- Specific Purpose Housing projects such as public housing, senior citizen housing and similar developments which may have an impact on the community will be examined and dealt with as they are proposed. For this reason, no specific area is designated for them. In examining each proposal, the Board should assess the location impact on surrounding areas and uses, parking provision, buffering provisions, impact on services and other such appropriate matters.

iii) Home occupations will be permitted on a limited basis and subject to the following conditions:

- they will be limited to businesses that are carried on entirely within the residence;
- they are run by one person who is a permanent resident of the dwelling and has no employees;
- there is no stock in trade;
- no additional parking to that required for the dwelling shall be permitted;
- the presence of the business should not generate

undue congestion and traffic;

- the size and number of signs shall be limited;

iv) Areas of new residential development shall conform to areas targetted in the engineering report as the most economic to service. This information can be found in the engineering report done by A. J. Poetker Associates which is included in The Russell-Binscarth Planning District Background Study;

v) Before subdivision of land for a large residential development is permitted, a concept plan of the area should be submitted to the Board;

vi) Land which is presently undeveloped and which is designated for future residential use shall not be subdivided into small parcels for uses which may later conflict with residential development. The interim development of such areas shall be regulated in order to facilitate an economic conversion to residential uses.

2) Commercial

Within the village, there is mainly, central commercial development with only two properties being used for highway commercial uses. It is proposed to continue this pattern of commercial development whereby commercial uses are centered in the central commercial area and highway commercial uses will be only on the two existing parcels.

a) Objective

i) To provide for a centrally located commercial area which can adequately service the community.

b) Policies

i) The commercial area shall make provision for a wide variety of uses of compatible type;

ii) The larger area designated for commercial development shall be the primary area of commercial development. Any redevelopment or new development of a commercial nature shall occur in this area;

iii) Highway commercial uses shall be restricted to those areas presently being used as such. Sites for future development are to be found outside the village boundaries;

iv) Adequate parking should be made available by new commercial and/or institutional developments. Standards for parking spaces will be established in the zoning by-law;

v) Multiple family dwellings shall be permitted in the commercial area as well as apartments located above a commercial business. Single family dwellings shall not be permitted in the commercial area.

3) Industrial

The Village of Binscarth presently has no industrial development. It is not anticipated that heavy industry would locate in Bins-

carth but light industry and businesses that require larger lots may be attracted to the area. For this reason, some area has been designated for industrial use.

a) Objectives

i) To provide an area for future light industrial development to occur;

ii) To ensure that any industrial development does not have a negative impact on the community.

b) Policies

i) Industrial uses shall also include uses which, while they may not be traditionally industrial in use, require a large area for operation and cannot be suitably located in the commercial area;

ii) Any industrial use locating in the village should be evaluated for its impact on servicing;

iii) Lands designated for industrial uses which are presently in agricultural use shall remain as such until such time that industrial development occurs;

iv) Residential dwellings shall not be permitted in an industrial area.

4) Parks, Recreation and Open Space

The village has a large piece of property where most recreational facilities are located. There is not a great need for more park and recreational land within the village so no further area has been designated except for school grounds.

a) Objectives

i) To maintain present park and recreational areas;

ii) To establish smaller park areas as the need arises.

b) Policies

i) Wherever possible and wherever a need has been identified, land should be acquired through the subdivision process for park, recreation and open space use according to provisions in The Planning Act;

ii) Areas which could visually enhance the area, which could provide a buffer between incompatible uses or are not useable for other uses should be retained as open space areas.

5) Agriculture Urban Reserve Area

a) Objective

i) To regulate lands within this designation for availability for future urban usage.

b) Policies

i) Lands located within the agriculture urban reserve area may be used for agricultural purposes except for livestock concentrations;

ii) Since a specific land use has not been determined for this area, any proposed development must be accompanied by a site plan which investigates access, impact on municipal services and other pertinent information;

iii) Any future development should be compatible with the

general environment of the community.

6) Institutional

a) Objective

i) To provide guidelines for the development of future institutional uses.

b) Policies

i) Since no institutional designations have been made herein, this section is intended to provide guidelines for the Board when an institutional development is proposed. Institutional uses are those which provide a public or semi-public service and may operate on a non-profit basis eg. churches, schools, libraries, etc.

ii) A proposal for institutional development should be accompanied by an impact assessment which looks at parking facilities, impact on surrounding uses, traffic patterns, impact on municipal services, etc.

iii) Institutional uses shall be zoned to conform with the areas in which they are located.

3. Rural Municipality of Russell

The Rural Municipality of Russell is largely an agricultural area and, as such, the District Board is committed to maintaining agricultural practices as the prime use of rural land. Agriculture can take many forms from large parcels used for grain farming to smaller areas of livestock and specialized agriculture. The policies found in this development plan are meant to strengthen and preserve agricultural in all its forms.

However, there are also other uses within the rural area which are not agricultural but resource related which will be accommodated as well. There are a number of land uses which can occur in the rural area which will not detrimentally affect agriculture and which can be of benefit to the community in general eg. resource extraction areas, recreational sites.

One of the most pressing issues of rural development will also be addressed that being rural residential development. It is recognized that some rural residential development is desirable but only under certain conditions and not where residences are clustered together. Criteria for development of rural residences will be found in the development plan so that these developments can be controlled.

Since the rural lands surround both urban centres in the planning district, lands on the fringe of these areas will be designed to be compatible with urban development policies. Livestock operations

will be restricted around urban areas to avoid conflict between rural and urban lifestyles.

The following, then, are policies and objectives for development within the Rural Municipality of Russell:

1) Agricultural and Rural Area

a) Objectives

i) To protect and strengthen agriculture as the primary land use in the municipality;

ii) To protect agricultural lands and activities from encroachment and fragmentation by non-farm uses;

iii) To maintain the rural character of the area for the long term interest of the District;

iv) To provide flexibility for farm operations of various sizes and different types;

v) To provide for non-farm rural residential development under specific circumstances;

vi) To provide for non-farm uses which are typical to a rural area or need a rural location.

b) Policies

i) The area shown on Map 3 as Agricultural and Rural Area shall be preserved for a full range of agricultural activities both on higher class lands and on lands of lower class where it is feasible to carry on an agricultural activity. Other uses of a resource or rec-

reational nature will be allowed in this area and subsequent sections of this plan will outline policies governing those uses;

ii) Development in the Agricultural and Rural Area shall be restricted to agriculture and agriculture related uses except as further provided herein. Land uses which would interfere with agricultural production shall be avoided;

iii) Certain land uses such as livestock production operations may have a detrimental impact on adjacent uses with respect to odour, noise and pollution particularly when situated close to an urban centre or stream. Buffer zones shall be established to protect conflicting uses from adverse effects;

iv) Certain agro-related industrial and commercial developments that require a rural location shall be permitted in the Agricultural and Rural Area provided that they do not have any adverse effects on surrounding uses. These uses shall be outlined in the zoning by-law;

v) Certain non-farm uses that require a rural location such as resource extraction and recreational uses shall be permitted in the rural area;

vi) Subdivision of land within the Agricultural and Rural Area shall generally not be allowed for parcels less than 80 acres unless specified in the zoning by-law. More specifically, the following are some of the uses

on smaller parcels which will be allowed:

- specialized farming activities such as market gardening, bee keeping, nurseries, etc.;
- a farmstead containing a habitable dwelling surplus to a farmer's need may be converted to a non-farm dwelling;
- a new dwelling on a separate site for individuals who are actively engaged in the farm activity;
- a farmer and/or spouse may create a separate site for retirement purposes;
- rural non-farm residences;
- parcels of land created as remnants through transportation or major drainageway development which are generally less than 5 acres and which cannot reasonably be used for farming purposes and which could be used beneficially for a non-farm allowable use;
- sites for aggregate resource extraction;

vii) Rural farm and non-farm residences shall be allowed in the Agricultural and Rural Area provided that the following criteria can be met;

- non-farm subdivisions shall not occur on land which is classifed as 1, 2 or 3 according to the Canada Land Inventory;
- subdivisions shall not occur on land which is required for mineral extraction facilities;
- the minimum allowable parcel shall be 2 acres;

- all necessary services such as an all weather road, drainage, school bussing, etc. can be provided with reasonable efficiency and without undue cost to the municipality;
- subdivision for rural residential use shall be located a sufficient distance from neighbouring incompatible land uses (livestock operations, mineral extraction operations, etc.) so that there is a minimum of conflict;
- rural residential development shall not be located in natural hazard areas which are subject to flooding, inadequate drainage, erosion or areas with a high water table;
- rural residential subdivisions shall not, in the opinion of Council have the potential to restict the farming activity on adjacent agricultural land;

viii) Rural residential development shall not be clustered together so as to produce an area used exclusively for rural residential use. The intent is to allow single, scattered parcels for rural residential use provided that the criteria in vii) can be met;

ix) No subdivision of land shall be permitted within a certain distance of an abandoned or active waste disposal ground. This distance will be established in the zoning by-law. In addition, any development occurring near an inactive waste disposal ground should ensure that methane gas will not be a problem;

x) Industrial uses shall be directed, in general, to urban centres in order to conserve the rural resource base, maximize the economical provision of public services, and enhance the viability of the centres. Nevertheless, certain industrial activities directly related to the use of rural resources or the provincial highways system require a rural location. This may be due to:

- the need for close proximity to a specific resource;
- the danger that traffic may cause in an urban centre;
- the need for quantities of land in excess of that reasonably provided in an urban centre;
- the need for providing essential services to highway users;
- the need for separation from population centres because of noxious emissions or other similar safety considerations.

In these instances, a rural site may be acceptable if it can be demonstrated that it does not unduly contravene the objectives of this policy.

2) Rural Residential Area

a) Objectives

i) To limit clustered rural residential development to an existing area;

ii) To direct intense residential development to the urban areas.

b) Policies

i) Clustered rural residential development shall be restricted to that area designated Rural Residential Area on Map 4;

ii) Residential parcels in the rural area which cannot meet the criteria listed in vii) of the Rural Agricultural Area and which cannot locate in the Rural Residential Area shall be directed to locate in either of the urban areas;

iii) The keeping of animals other than those normally considered as pets shall be prohibited.

3) Highway Commercial Area

a) Objectives

i) To provide for areas of concentrated commercial use along major highways;

ii) To contain commercial uses to the fringe areas of the two urban centres;

iii) To ensure that highway commercial development will not be in conflict with adjacent agricultural or residential areas.

b) Policies

i) Areas of commercial usage are illustrated on Maps 4 & 5;

ii) Permitted highway commercial uses shall be limited to those which require a large site and/or highway access and those uses which cater to the travelling public;

iii) Uses locating in the commercial area must be able to facilitate on site services;

iv) Commercial use should not rely on direct access to the highway but should endeavour to use existing municipal service roads and internal road systems;

v) Uses which may involve the storage and transfer of hazardous chemicals should be examined for appropriate setbacks and compliance with provincial regulations.

4. Natural Resources & Transportation

In addition to actual land use designations already discussed, there are resource issues which affect the whole municipality and cross the boundaries of land use designations.

The following are policies relating to the various resources in the municipality and are applicable to all lands within the Rural Municipality of Russell.

1) Aggregate & Mineral Resources

Aggregate resources for construction purposes are of importance and value in the municipality especially in the form of sand and gravel. In addition, a deposit of potash has been identified as a valuable resource for both the municipality and the province. For the purposes of this Plan, mineral includes potash. Potash as defined in Manitoba Regulation 97/80 is "all the naturally occurring salts of the element potassium found in association with sodium chloride and in particular sylvite and carnallite." It is necessary that higher quality deposits located within the district not be sterilized by conflicting land uses locating on a potential source of aggregate, potash or sites needed for their extraction and processing. The protection of aggregate and other mineral resources is reflected by the following policies.

a) Objectives

i) To protect areas capable of supporting mineral and aggregate extraction;

ii) To ensure quarry sites are rehabilitated after opera-

tion has ceased.

b) Policies

i) Deposits of aggregate resources such as sand, gravel, etc. should be protected from conflicting land uses. Conflicting land uses are ones which would interfere with the extraction of the resource such as rural residential development, highways, or utility corridors. Uses which are not as limiting in nature for extraction such as agriculture may be permitted;

ii) The District Board adopts the Stop-Caution-Go status designations as determining the importance of deposits. Map 6 illustrates the deposits in the district and their status. While there are no deposits designated as 'Go', its meaning has been included here for information purposes. The meaning of designations are:

- Stop indicates a valuable deposit upon which no conflicting surface land uses should be permitted. These include housing, highways, and utility corridors. Development should be deferred until the resource is depleted and the site rehabilitated.
- Caution indicates a deposit whose full potential is not proven or quality is low but could be valuable to the area. Development proposals for these deposits should be referred to the Aggregate Resources Branch.
- Go denotes a deposit of low quality or one that has

been depleted. These deposits are of no importance and have no development restrictions placed on them;

iii) Aggregate and other mineral extraction operations shall be considered as conditional uses;

iv) Extraction and processing operations shall be sensitive to existing uses adjacent to them and the extraction operator minimize their impact through distance separation and buffers;

v) Land uses which may be sensitive to and/or are conflicting with the extraction operation shall not locate within a minimum distance of the existing operation;

vi) The Board may require depleted resource extraction sites to be rehabilitated. Any rehabilitation should be done in consultation with the Department of Energy and Mines;

vii) To decrease additional road maintenance costs, agreements may be required between the operators of extraction activities and the municipality to cost-share the maintenance of roads used to haul the resource from the site.

2) Transportation

There are a number of major roads and highways which traverse the District and along which regulations for development must exist. In addition, a small airport located west of Russell exists which services the area.

a) Objectives

i) To promote the safety and efficiency of roads within the District;

ii) To avoid conflict between roads and adjacent land uses;

iii) To protect major provincial highways for future expansion and operation;

iv) To minimize conflict between the airport and surrounding uses.

b) Policies

i) Provincial Trunk Highways Nos. 16 & 83 have been identified by the Department of Highways and Transportation as major provincial highways. Incompatible land uses shall be discouraged along these highways. Development that may cause significant interference (industrial, commercial and rural residential) shall not be allowed within 1000 feet of the centreline of P.T.H. No. 16 or within ½ mile from the centreline intersection of this highway and any other provincial highway;

ii) All provincial highways and roads are subject to the statutary controls administered by the Highway Traffic Board and the Department of Highways and Transportation;

iii) Strip development along the highway whereby direct connections to the highway are continuously relied upon for providing access to abutting properties shall not be permitted;

iv) The kind of development that would generate traffic in

an amount or of a type that would unduly impair the present and potential capability of the adjoining highway to carry traffic safely and efficiently shall not be permitted;

v) The local road or street network associated with any type of proposed development shall be designed to be in accord with both the existing and planned road and street system of the neighbouring area;

vi) Commercial and industrial development should occur in a "cluster" pattern so as to utilize common access points. This may involve internal road systems integrated with existing or adjacent road networks;

vii) Anhydrous ammonia facilities shall not be located within 300 feet from the edge of the right-of-way of either a provincial highway or road or a municipal road;

viii) Adequate setbacks of structures, buildings, shelter belts, etc. shall be maintained from all municipal roads;

ix) Satisfactory storm drainage shall be provided to service any new development situated along a provincial highway or road;

x) Development which could be hazardous to the occupants of land around the airport due to the operations of the airport or development which could be incompatible with the airport shall not be permitted.

3) Natural Resources

Natural Resources cover a wide range of topics, all of which are to be found below. The areas covered include fishery, ground and surface water, wildlife and outdoor recreation. They are all valuable resources and the Board is interested in protecting and perserving these resources to the best of their ability.

1. Fishery Resources

The only significant fishery stream in the District is the Assiniboine River and, occasionally, its tributaries. The Russell Reservoir has some capacity to support fish but work on it is needed.

a) Objectives

i) To protect fishery resources in the Assiniboine River and its tributaries;

ii) To maintain and enhance angling opportunities for present and future use.

b) Policies

i) Ditching and stream rechannelization should not be permitted in direct tributaries to the Assiniboine River and Russell Reservoir without first consulting with the District and appropriate government agencies. The construction of dykes as opposed to channel deepening and straightening shall be encouraged;

ii) The Board supports the idea of preventing erosion, siltation and reducing run-off through the maintenance of

natural vegetation along waterways which run through the rural municipality. However, due to different circumstances along the waterways and varying degrees of erosion, the Board also recognizes that some areas will require a buffer area of vegetation while others may require little or no buffering. Therefore, the Board will review each development proposal along a river on its merits and impact on the river and determine if a buffer is needed and how much is required. Manitoba Natural Resources' policies on riverbank development will be considered in review of these proposals;

iii) Activities that have the potential to pollute waterways shall be restricted in their location;

iv) While the right of public access to fishing waters should be encouraged, the Board also encourages anyone crossing private property for the purpose of fishing to obtain written permission from the landowner and releasing him from liability due to accidents.

2. Outdoor Recreation

There are few established and definable areas of outdoor recreation in the Russell-Binscarth Planning District. Outdoor recreation is more in the form of hiking, camping and nature study opportunities.

a) Objectives

i) To encourage development of outdoor recreational sites;

ii) To enhance the natural capability of the area.

b) Policies

i) Lands adjacent to travel corridors and the Assiniboine Valley which have a potential for recreational use should be recognized as such and protected from incompatible land uses in the future;

ii) Future subdivisions should be reviewed for any outdoor recreational potential to ensure that a desirable location is not being lost;

iii) Encouragement should be given to the development of outdoor recreation enterprises which are compatible with the community;

iv) Public rights of access to outdoor recreation areas should be ensured. Encouragement should be given for acquiring written permission from a landowner if private property is to be entered and agreement sought to free the landowner from liability.

v) The use of dirt bikes or four wheel drive vehicles on steep hills should be discouraged as rutting and grass removal may add to erosion.

3. Groundwater Resources

Since groundwater is the source of the municipal water supply for the Town of Russell, Village of Binscarth and domestic

farm requirements, it is of great importance and value to the District. Most aquifers are overlain with sufficiently thick, low permeability deposits to prevent pollution but there are some areas which are shallow and therefore subject to pollution. (Map 7).

a) Objectives

i) To manage aquifers in a manner that would ensure adequate supplies for the present and future;

ii) To prevent aquifer pollution.

b) Policies

i) Intensive development (subdivisions) and high capacity wells should be permitted only in areas where they will not cause a reduction in water supplies for existing users;

ii) Groundwater consumption should not exceed the total sustained yield of an aquifer;

iii) Wells should be installed in a manner that would not have a detrimental effect on aquifers;

iv) Activities that may cause pollution under normal operating conditions or by accident should not be permitted in the groundwater pollution hazard areas unless it can be proved by adequate field investigations that the proposed activities will not cause pollution of existing or potential groundwater supplies in the area or that adequate measures can be taken to lessen the potential for pollution.

4. Surface Water

The only significant waterways in the District besides the Assiniboine River are Conjuring Creek and Silver Creek. The major streams flow in deep valleys thereby making flooding limited to agricultural lands. Erosion and instability problems may occur on the valley slopes if clearing or unsuitable agricultural practices take place.

a) Objectives

i) To control activities which may accelerate or promote damages arising from hazards such as flooding, erosion and/or bank instability;

ii) to encourage the preservation of natural vegetation along the banks of waterways.

iii) To promote reasonable water control from the Shellmouth Dam.

iv) To limit activities which might adversely affect water quality or quantity.

b) Policies

i) Development in areas which, in the opinion of the Board or Council, may be subject to hazards such as flooding, erosion or bank instability shall generally be limited to agricultural uses or open space uses. Under special economic or social circumstances, the Board or Council may permit more intensive development if the hazard is eliminated or protected against. Development in these hazardous areas shall be subject to the following requirements;

- If the land is subject to flooding all permanent structures shall be located on land which has been raised by fill to an elevation at least 2 feet above

the 100-year flood level;

- Land which may be eroded away within a period of 50 years shall be excluded from development unless it is demonstrated, to the satisfaction of the Board, that the erosion process has been halted;
- Development shall not be permitted on lands subject to bank instability, landslides or subsidence;
- All structures and services shall be protected against damage and shall be functional under hazard conditions;

ii) Notwithstanding (i) development will not be permitted if, as a result of the development:

- There is an added risk to life or safety, or
- Waterflow, flow velocities or stages are adversely altered, obstructed or increased;

iii) Activities such as dumping, excavation, clearing, cultivation, or excessive grazing which would accelerate or promote dangerous erosion or bank instability should be discouraged;

iv) In areas where the specific hazard has not been defined, permanent structures shall be set back from all waterways a distance of at least 10 times the height of the bank above channel grade or 200 feet whichever is greater unless an engineering investigation shows that these limits may be reduced.

v) Since the operation of the Shellmouth Dam has an effect on the Assiniboine River as it flows through the R. M. of Russell, reasonable control of water by dam operators should be encouraged.

vi) The Province of Manitoba's standards and guidelines should be used as planning and management tools in order to protect and/or upgrade water quality.

5. Wildlife Resources

Once again, the Assiniboine Valley has been targetted as the prime area of importance for a natural resource. While there are wildlife resources to be found throughout the District, the majority of wildlife is to be found in the valley.

a) Objectives

i) To maintain wildlife populations at existing levels, particularly on poorer land;

ii) To promote the use of wildlife such as trapping, hunting and viewing.

b) Policies

i) Where topography is a major limiting factor, lands with an agricultural capability of Class 4, 5 & 6 should be protected from clearing all shrub and tree cover;

ii) Landowners should be encouraged to retain natural marshes and ponds rather than draining them;

iii) Encouragement should be given to landowners to work with Manitoba Natural Resources in an attempt to reduce or minimize loss of wildlife;

iv) Encouragement should be given to obtaining written permission from the landowner before hunters enter private property and an agreement sought regarding liability.

5. Heritage Resources

Individual sites which have any heritage or historical value have not been identified in the District. However, the Board recognizes the importance of preserving potential sites. The following heritage policies are applicable throughout the three municipalities within the district regardless of designation.

a) Objective

i) To identify and protect sites and structures which have historical, architectural and archaeological significance within the District.

b) Policies

i) No commercial exploitation, development, land use, or demolition shall be permitted that endangers any site or structure of historical, architectural or archaeological significance;

ii) As a condition for the approval of a subdivision, demolition permit, or the issuance of a development permit, the District Planning Board or Council may require the applicant to show that a historically, architecturally, or archaeologically significant site or structure is not being endangered or demolished;

iii) The ratepayers of the District should not be made to suffer undue hardships through development restrictions on their property until such time that professionals determine the quality or value of potential historical and archaeological sites. To ensure that invaluable

historical and archaeological resources are not lost without the opportunity for proper exploration, the Board should request the Historic Resources Branch of the Province of Manitoba to delineate areas with high historic resource potential until such areas are duly explored and their actual resources documented. Subsequently, all development applications such as subdivision proposals and development permits, should be referred to the Historic Resources Branch for comment.

III

GENERAL IMPLEMENTATION

III. GENERAL IMPLEMENTATION

The purpose of this section is to describe the official steps necessary for the implementation of the Development Plan.

The Development Plan establishes objectives and policies based on present long range projections of trends and needs which will ensure uniformity in the day to day decisions on land use planning made by the Board.

A Development Plan, however, does not in itself constitute a complete planning tool. Rather, it must be used in conjunction with planning controls available to the Planning District under The Planning Act, and other legislation. Full implementation of the Plan's policies, objectives and requirements consists of a series of official steps legally required under The Planning Act, as well as several unofficial steps and conditions.

1. Adoption Procedure

The Development Plan is adopted by a by-law of The Russell-Binscarth Planning District as provided under Sections 30 - 33 of The Planning Act (S.M. 1975, Chapter 29). The adoption procedure involves providing the general public with proper notice of the intent of the by-law including public hearings and review by the Provincial Government. The review process is set in motion when the by-law to adopt the Development Plan has received first reading.

2. Land Use Controls

a) Zoning By-law

Essentially, the major means of implementing the Development Plan is through the Municipal Zoning By-laws. Under provisions in The Planning Act, each municipality in the District shall adopt Zoning By-laws to carry out the intent of the Plan within six months of the Plan's adoption, or such longer period of time as the Minister of Municipal Affairs may decide.

The Zoning By-law will establish various land use zones, determine both the permitted land uses and detailed requirements and regulations for the implementation of the Development Plan. The contents of the Development Plan shall provide guidance in preparing the zoning by-law and subsequent zoning amendments. However, it must be recognized that many of the proposed land uses depicted on the Land Use Plan, attached hereto, will take many years to evolve or develop and it would be unjust to unduly restrict the continuation of existing uses of land during the transitional period; therefore, land may be zoned in a subsequent zoning by-law in order to reflect the present use of land. Should the use of these lands be changed, it must be in conformity with the Development Plan.

b) Subdivision Control

The objectives and policies contained in the Plan shall also be implemented by means of the provisions and regulations outlined

in The Planning Act (Part VI) governing the subdivision approval process. According to Section 63 (1) of the Act, a subdivision of land shall not be approved unless Council has by resolution given its approval with or without conditions. After approval by Council, a subdivision application may be approved by the Approving Authority which is presently the Minister of Municipal Affairs. However, Section 24(5) of the Act provides for the transfer of authority to the Planning District Board when the Development Plan has been adopted.

A subdivision proposal will only be approved by the Council if:

i) The proposal complies with the objectives and policies contained in the Plan; and

ii) It meets the requirements of the zoning by-law, all other municipal by-laws, the regulations outlined in The Planning Act and other appropriate regulations.

In evaluating and approving any subdivision design or development proposals, Council will cooperate with public or private utilities to provide their service in the most desirable economical and efficient manner.

c) Building Permits and Development Permits

A proposal for the actual development of a site brings into play certain by-laws or regulations. The development permit ensures compliance with the provisions of The Planning Act as well as with the Development Plan and Zoning By-law, such as setback

requirements from roads or distances from livestock operations.

The Manitoba Building Code adopted under the Building and Mobile Home Act sets the Minimum standards which all buildings must meet in order to protect the safety and health of the public. Each municipality within the District may enact a Building By-law for the administration of the Manitoba Building Code.

d) Land Acquisition

In accordance with the provisions of Section 35 of The Planning Act, the District may acquire by gift, purchase or expropriation, any interest in land and may sell, lease or otherwise dispose of land or development rights so acquired or held. This enables the District to secure land for the implementation of any feature of the Development Plan, if this action is determined to be necessary by the Board.

e) Development Agreement

One of the means by which the Board may implement the objectives and policies established in the Plan is the development agreement. The Planning Act permits the Board to enter into such an agreement in order to ensure the provision of suitable services in any proposed development.

Under Section 70 (d) of the Act, a subdivider of land may be

required to enter into a development agreement as a condition of subdivision approval. The agreement will clearly detail the responsibilities of both the developer and the Municipality in order that the development will be safe, efficient, in harmony with adjacent land use and that it conforms to the stated intents within the Plan.

Under Section 48 (1) of The Act, an individual applying for an amendment to the zoning by-law may also be required to enter into a development agreement, where Council is of the opinion that certain works are needed to bring a development up to specific Municipal standards.

3. Fiscal Review

It is evident from the District background study the economic base for the area has remained fairly static over the years and will likely remain so into the future. The area has its base in agriculture and services related to it which should continue to provide the mainstay of the District's economy.

The retail and trade sector has seen slight expansion and may continue to do so into the future as the population gradually increases. If the presently proposed potash mine were to be established in the future, circumstances in the District would rapidly change. There could be a period of increased and swift expansion particularly in the areas of retail and trade and construction. Increased expansion will mean in-

creased assessment and more tax income to each individual municipality. This will give more flexibility for financing municipal expenditures.

From the analysis of the District municipalities' financial positions, it can be concluded that all municipalities could meet their financial committments. Furthermore, it appears that all the municipalities had adequate financial flexibility to fund their respective five year capital expenditure programs.

The five year capital expenditure programs offer the opportunity to plan the details regarding the future implementation of capital expenditure projects and therefore can be used to guide the implementation and funding of the projects associated with the policies outlined in this Development Plan. The future five year capital expenditure programs of the district municipalities shall reflect the requirements of Section 561 of the Municipal Act but shall also not contradict the policies outlined in this document.

4. Other Legislation

Aside from The Planning Act, there exist various acts of provincial legislation which will ensure that the objectives and policies outlined in the Development Plan are implemented in specific ways. Wherever the regulations or requirements provided for by any Act impose greater restrictions than those provided for by this Plan, then such greater restrictions shall normally take precedence.

Some acts that should be consulted to provide further guidance to the Development Plan's implementation are:

a) Clean Environment Act

b) Mines Act

c) Water Rights Act

d) Groundwater and Water Well Act

e) Highways Protection Act

f) Public Health Act.

5. Impact Studies and Sector Plans

By nature, the Development Plan primarily deals with general land use and development within the entire District. As a means of ensuring that development and land use occur in a manner consistent with the objectives and policies set out in the Plan, it may be necessary that certain impact studies be conducted and/or sector plans be prepared in order to evaluate development proposals.

To ensure that due regard is afforded to the possible effects of a development proposal on the various environments -- physical, social or economic -- and to allow for adequate evaluation of a specific proposal, a development proponent may be required to conduct suitable impact studies to support the proposal. The Board should consider appropriate guidelines setting forth both the conditions and contents of an impact study.

An additional 'tool' that is used for implementing the land use and

development aspects of a development plan is the sector or area plan. This is a more refined conceptual layout or proposed development and use of land in a specific area. Whereas the Development Plan provides a broad concept of land use, the sector plan presents in greater detail such aspects as the preferred subdivision layout and street pattern, the location of public facilities, etc.

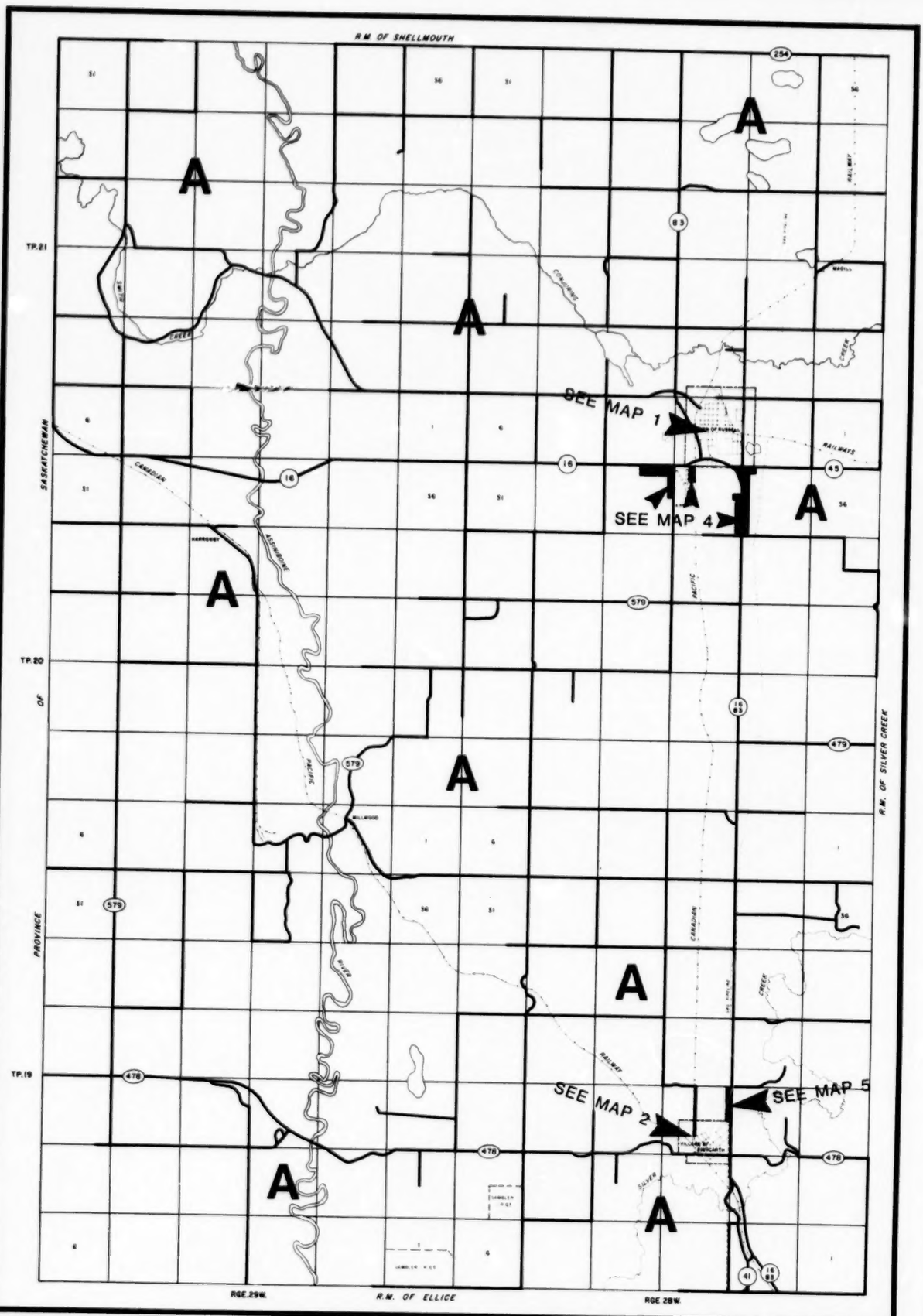
6. Periodic Review and Amendment

As noted at the outset, the Development Plan must be viewed as a flexible document in order to ensure that the growth and development of the District is in line with changing conditions.

The Development Plan should be reviewed whenever any objectives, policies or proposal established by the Plan become irrelevant or unrealistic if new trends or unforeseen needs should arise. The Planning Act (Section 29) requires that the Development Plan be given a complete review at least every five years or such time as the District of the Minister of Municipal Affairs considers a review to be necessary. Evaluation of all aspects of the Plan, in terms of its effectiveness in achieving specified objectives, should be a continuing concern for the District. From time to time, zoning amendments, subdivision plans or capital works projects may be proposed which do not conform to the land use and development objectives and policies established by the Development Plan. In these instances, the Plan must be amended accordingly before the proposal can be put into effect. Before making such an amendment, the Board shall study its effect on the Development Plan

as a whole so as to ensure that the proposed change is compatible with the rest of the Plan.

APPENDIX "A"



DEVELOPMENT PLAN MAP 3

RURAL MUNICIPALITY OF RUSSELL
LAND USE CLASSIFICATION

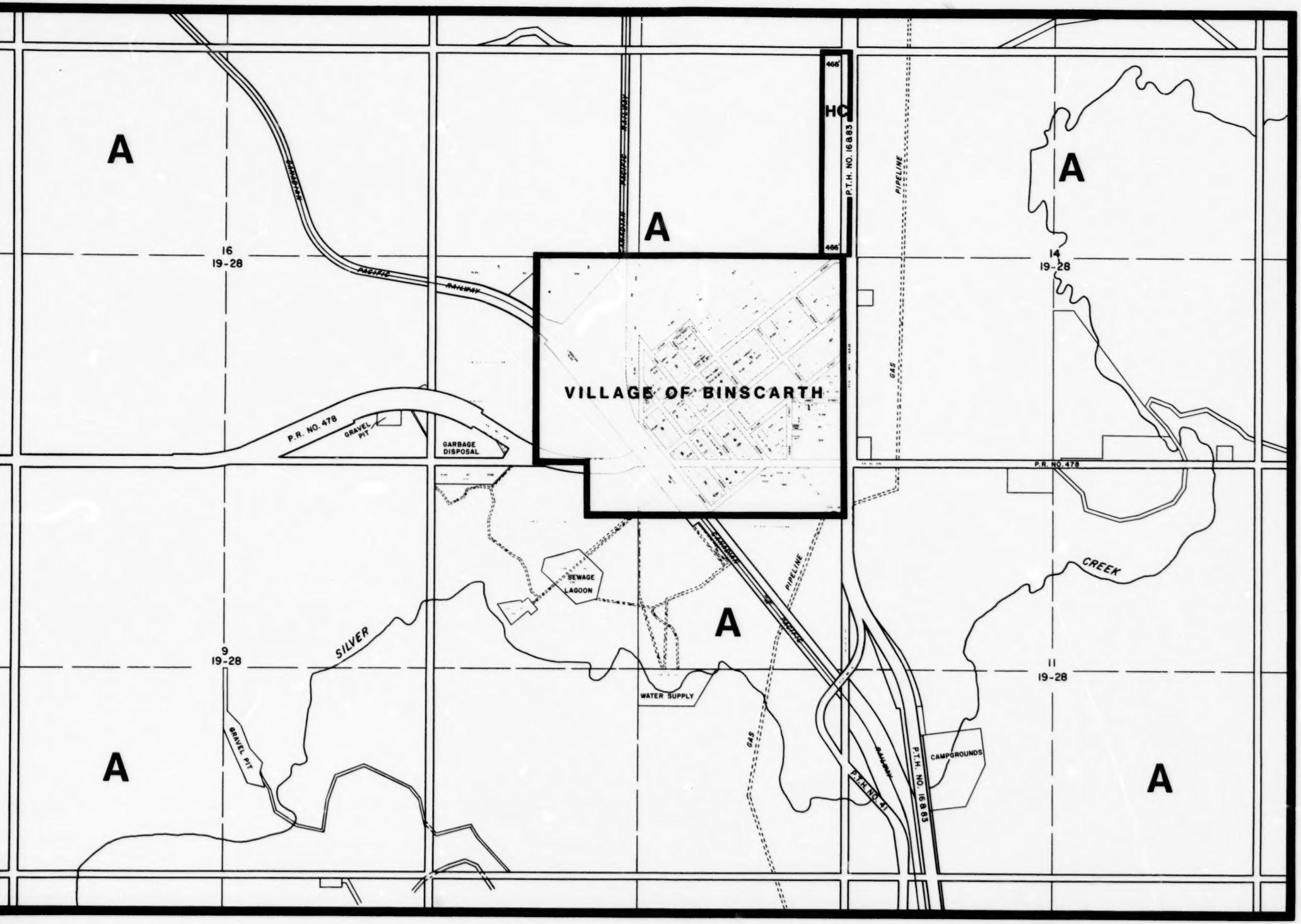
RUSSELL-BINSCARTH PLANNING DISTRICT

LEGEND

A AGRICULTURAL AND RURAL AREA

0 1 2
Scale in Miles
N

Manitoba Municipal Affairs
Municipal Planning



VILLAGE OF BINSCARTH
FRINGE AREA
LAND USE CLASSIFICATION

RUSSELL-BINSCARTH
PLANNING DISTRICT

LEGEND

A AGRICULTURAL AND RURAL AREA

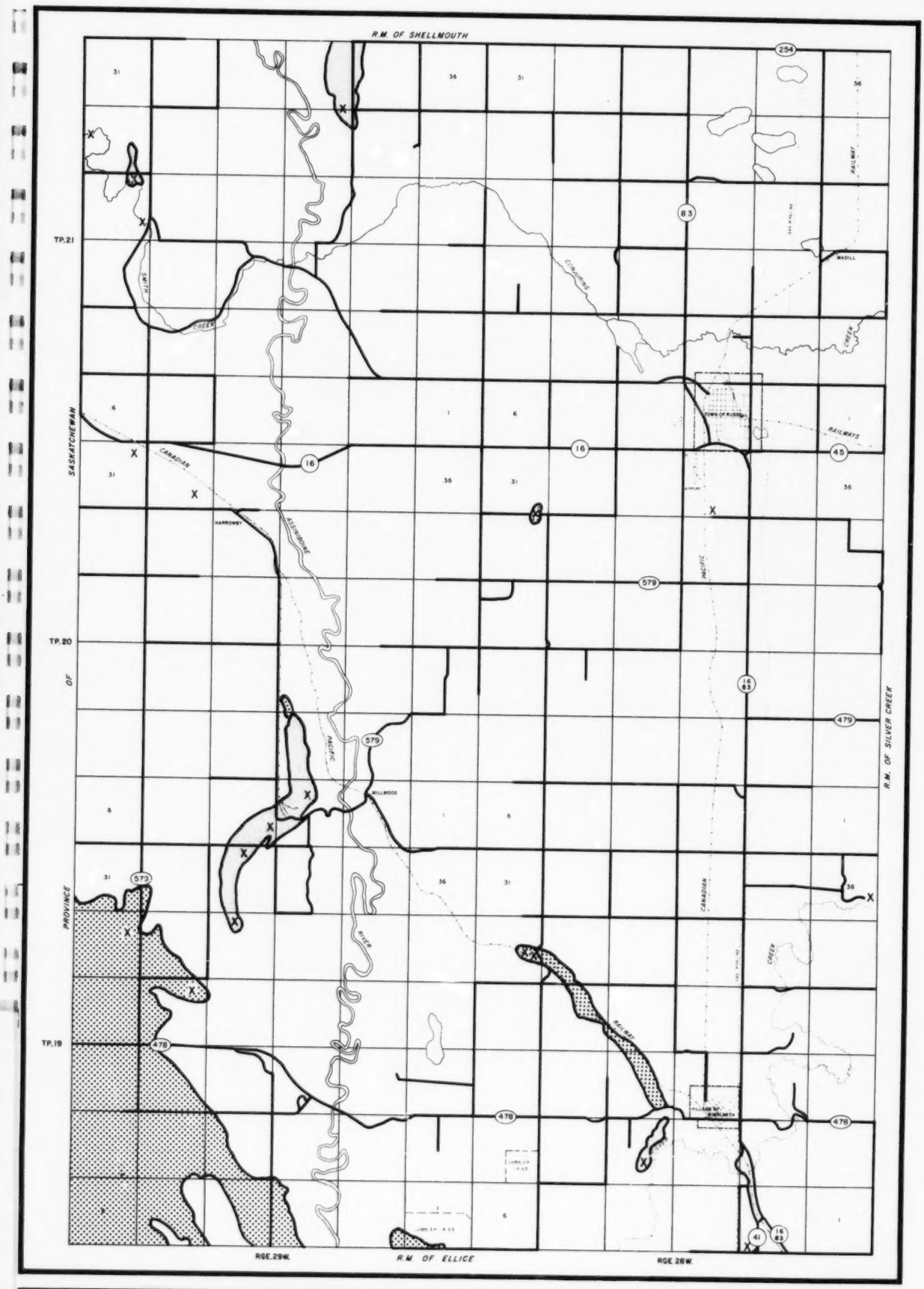
HC HIGHWAY COMMERCIAL AREA

DEVELOPMENT PLAN MAP 5

1/4 1/8 0 1/4
Scale in Miles

N

Manitoba
Municipal Affairs
Municipal Planning



DEVELOPMENT PLAN MAP 6

AGGREGATE DEPOSITS

LEGEND

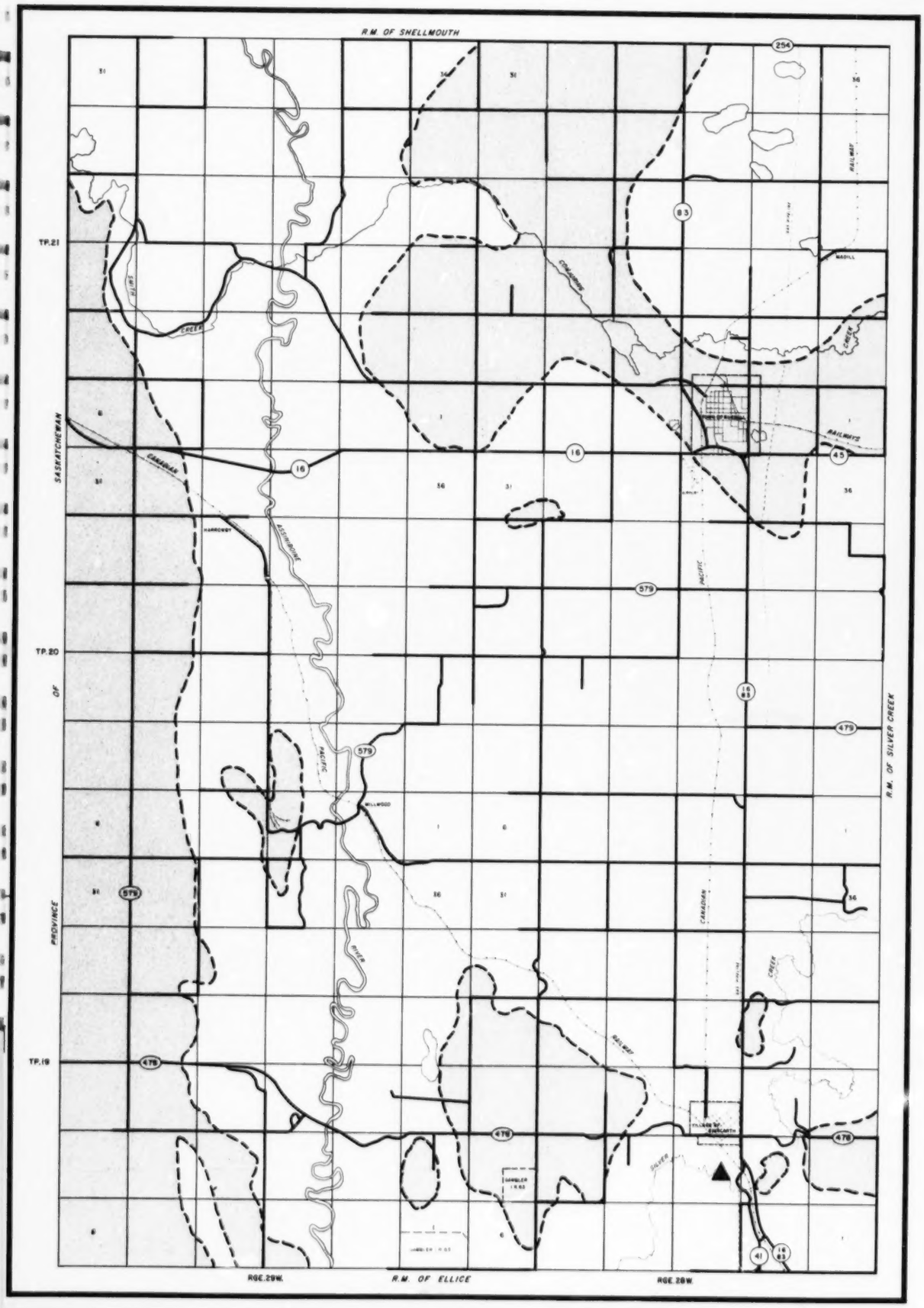
- STOP
- CAUTION
- X GRAVEL PIT

Scale in Miles 0 1 2

N

RUSSELL-BINSCARTH PLANNING DISTRICT

Manitoba
Municipal Affairs
Municipal Planning



DEVELOPMENT PLAN MAP 7

GROUNDWATER POLLUTION HAZARD AREAS

LEGEND GROUNDWATER POLLUTION HAZARD AREA

▲ MUNICIPAL WELL FIELD

RUSSELL-BINSCARTH PLANNING DISTRICT

0 1 2 Scale In Miles

N

Manitoba Municipal Affairs
Municipal Planning

R.M. OF RUSSELL
TOWN OF RUSSELL

TOWN OF RUSSELL
LAND USE CLASSIFICATION

RUSSELL-BINSCARTH PLANNING DISTRICT

LEGEND

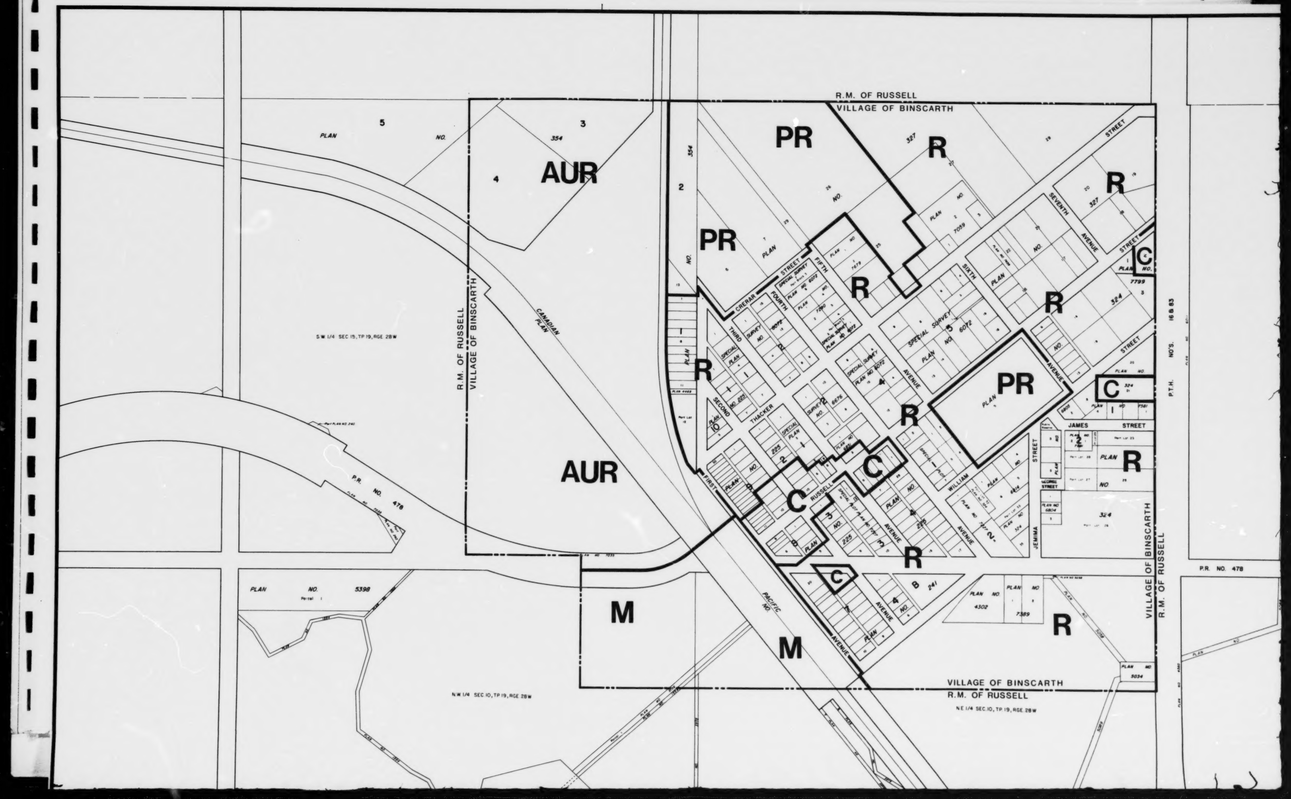
- **R** RESIDENTIAL AREA
- **C** CENTRAL COMMERCIAL AREA
- **HC** HIGHWAY COMMERCIAL AREA
- **M** INDUSTRIAL AREA
- **AUR** AGRICULTURE URBAN RESERVE AREA
- **PR** PARKS, RECREATION AND OPEN SPACE AREA

DEVELOPMENT PLAN MAP 1

200 0 200 400
Scale In Feet

N

Manitoba
Municipal Affairs
Municipal Planning



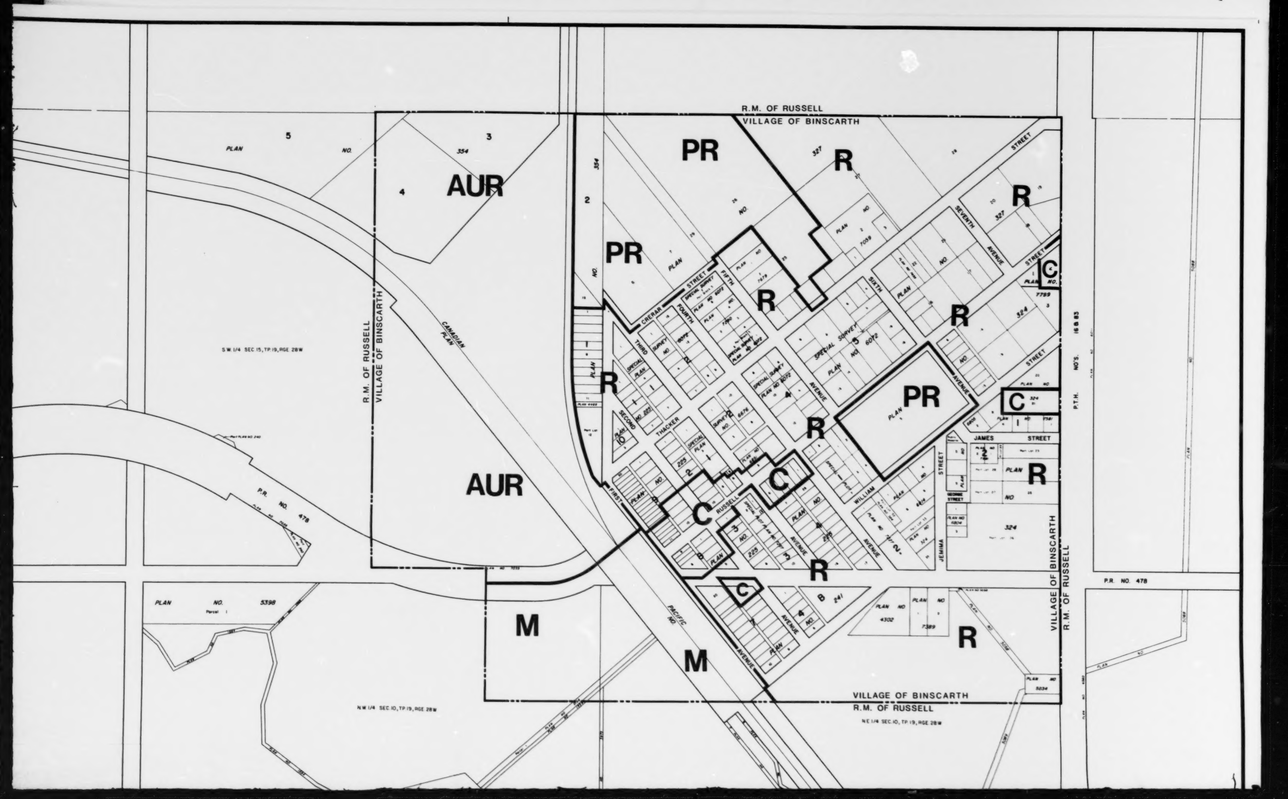
VILLAGE OF BINSCARTH
LAND USE CLASSIFICATION

RUSSELL-BINSCARTH PLANNING DISTRICT

LEGEND
- R RESIDENTIAL AREA
- C COMMERCIAL AREA
- M INDUSTRIAL AREA
- AUR AGRICULTURE URBAN RESERVE AREA

DEVELOPMENT PLAN M

Manitoba Municipal Affairs
Municipal Planning



VILLAGE OF BINSCARTH
LAND USE CLASSIFICATION

RUSSELL-BINSCARTH PLANNING DISTRICT

LEGEND
- R RESIDENTIAL AREA
- C COMMERCIAL AREA
- M INDUSTRIAL AREA
- AUR AGRICULTURE URBAN RESERVE AREA

DEVELOPMENT PLAN MAP 2

Manitoba Municipal Affairs
Municipal Planning

TOWN O
FRINGE
LAND US

RUSSELL
PLANNIN

LEGEND
- A AGF
- RUF
- RR RUF
- HC HIG

DEVELO

Manitob
Municip
Municipal

TOWN OF RUSSELL
FRINGE AREA
LAND USE CLASSIFICATION

RUSSELL-BINSCARTH
PLANNING DISTRICT

LEGEND
- A AGRICULTURAL AND RURAL AREA
- RR RURAL RESIDENTIAL AREA
- HC HIGHWAY COMMERCIAL AREA

LEGEI
- A
- RR
- HC

DEVELOPMENT PLAN MAP 4

Manitoba Municipal Affairs
Municipal Planning